



Notice of SEPA Threshold Determination of Significance

January 16, 2014

Name of Applicant: City of Shoreline

Location and Description of Project: City of Shoreline and 185th Light Rail Subarea Plan

Project Manager Name and Phone #: Steve Szafran (206) 801-2512

Project Information: The City of Shoreline proposes to adopt a subarea plan for the area around the 185th Street light rail station. The 185th Street Light Rail Station Subarea is generally located ½ mile around the proposed light rail station at 185th Street and Interstate 5. The current land uses within the Subarea are primarily low-density single-family homes designated for Low Density Residential in the City's Comprehensive Plan and zoned Residential - 6 units per acre (R-6). In addition to single-family homes, the area has two large school sites owned by the Shoreline School District, a utility corridor owned by Seattle City Light, three parks owned by the City of Shoreline, and multiple churches. The subarea plan would enact goals and policies identified in the City's Comprehensive Plan, including changing land use designations and zoning categories to increase development potential around the planned light rail station; creating transition standards; establish bulk, height, and other zoning regulations; identifying transportation facilities for transit, pedestrian, and bicycles to support redevelopment; identifying opportunities for active and passive open space requirements; creating affordable housing opportunities and incentives; and assessing utilities and identifying potential deficiencies.

Threshold Determination: The City of Shoreline has determined that the proposal will have a probable significant adverse impact on the environment and is issuing a Determination of Significance.

Judicial Appeal: There is no administrative appeal available for this decision. The SEPA Threshold Determination may be appealed with the decision on the underlying action to superior court. If there is not a statutory time limit in filing a judicial appeal, the appeal must be filed within 21 calendar days following the issuance of this decision on the underlying decision in accordance with State law.

Copies of the threshold determination and more specific information on project are available for review at the City Hall, 17500 Midvale Avenue N.

**DETERMINATION OF SIGNIFICANCE AND SCOPING NOTICE
REQUEST FOR COMMENTS ON SCOPE OF ENVIRONMENTAL IMPACT STATEMENT (EIS)
185TH STREET LIGHT RAIL STATION SUBAREA PLAN**

Application Name: 185th Street Light Rail Station Subarea Plan

Applicant/Contact: Steven Szafran, AICP
Senior Planner
Planning & Community Development Department
City of Shoreline
17500 Midvale Ave N
Shoreline, WA 98133
206-801-2512

Date of Issuance: January 16, 2014

Description of Proposal, and Location: The City of Shoreline proposes to adopt a subarea plan for the area around the 185th Street light rail station. The 185th Street Light Rail Station Subarea is generally located ½ mile around the proposed light rail station at 185th Street and Interstate 5. The current land uses within the Subarea are primarily low-density single-family homes designated for Low Density Residential in the City's Comprehensive Plan and zoned Residential - 6 units per acre (R-6). In addition to single-family homes, the area has two large school sites owned by the Shoreline School District, a utility corridor owned by Seattle City Light, three parks owned by the City of Shoreline, and multiple churches. The subarea plan would enact goals and policies identified in the City's Comprehensive Plan, including changing land use designations and zoning categories to increase development potential around the planned light rail station; creating transition standards; establish bulk, height, and other zoning regulations; identifying transportation facilities for transit, pedestrian, and bicycles to support redevelopment; identifying opportunities for active and passive open space requirements; creating affordable housing opportunities and incentives; and assessing utilities and identifying potential deficiencies.

Lead Agency and EIS Required: The City of Shoreline, as lead agency, has determined this proposal is likely to have a significant adverse impact on the environment. An Environmental Impact Statement (EIS) is required under RCW 43.21C.030(2)(c) and will be prepared. The City intends to designate the 185th Street Light Rail Station Subarea Plan as a planned action as defined under WAC 197-11-164 and will prepare a Planned Action EIS. Future projects developing under the Planned Action will not require individual environmental review at the time of permit application if they are consistent with the range of alternatives and mitigation studied in the EIS.

EIS Alternatives: The City intends to study three land use alternatives to be comparatively evaluated in the Planned Action EIS: one No Action Alternative (SEPA required) and two action alternatives. The No Action alternative would assume that the 185th Street Light Rail Station Subarea Plan would not be adopted and that existing comprehensive plan and zoning regulations would remain in place. Preliminarily, the two action alternatives would include variations of the proposal to designate the 185th Street Light Rail Subarea for a mix of residential and supportive commercial uses. The two action alternatives will be developed based upon input from the public, city officials, agencies, consultants, and participants at the Design Dialogue workshop to be held on February 20, 2014 at Shoreline City Hall Council Chambers.


Elements of the Environment to be Addressed: The lead agency has identified the following topic areas for analysis in the Planned Action EIS: Land Use, Housing, Transportation, Parks and Recreation, and Utilities.

Scoping Comments: Agencies, affected tribes, and members of the public are invited to comment on the scope of the Planned Action EIS. You may comment on EIS Alternatives, issues that should be evaluated in the EIS, probable significant adverse impacts, mitigation measures, and licenses or other approvals that may be required. The method and deadline for providing scoping comments is:

Written Comments: Provide written comments on the scope of the Planned Action EIS no later than 5:00 p.m. on March 6, 2014. Comments may be sent to the Lead Agency Contact Person, Steven Szafran, AICP, Senior Planner at the City of Shoreline Planning & Community Development Department, 17500 Midvale Ave N, Shoreline, WA 98133 or via e-mail at sszafran@shorelinewa.gov.

Scoping Meeting/ Design Dialogue Workshop: Written comments on the Determination of Significance and/or scope of the Planned Action EIS may also be submitted at the 185th Street Light Rail Station Subarea Plan Design Dialogue Workshop on Monday, February 20, 2014, at Shoreline City Hall Council Chambers from 6:30 – 9:00 p.m. Shoreline City Hall is located at 17500 Midvale Avenue N, Shoreline, WA 98133.

Responsible Official: Rachael Markle, AICP, SEPA Official
Planning & Community Development Director
City of Shoreline
Department of Planning & Community Development
17500 Midvale Ave N
Shoreline, WA 98133
206-801-2531

Signature:  Date: 1-14-14

Appeal: There is no administrative appeal of this determination. The SEPA Threshold Determination may be appealed with the decision on the underlying action to superior court. If there is not a statutory time limit in filing a judicial appeal, the appeal must be filed within 21 calendar days following the issuance of the underlying decision in accordance with State law.